



**"The City With a Heart"**

Bob Marshall, Jr, *Chair*  
Mary Lou Johnson, *Vice-Chair*  
Rick Biasotti  
Kevin Chase  
Perry Petersen  
Joe Sammut  
Sujendra Mishra

## **AGENDA**

### **PLANNING COMMISSION MEETING**

**December 16, 2008**

**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 11 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

#### **ROLL CALL**

#### **PLEDGE OF ALLEGIANCE**

#### **A. APPROVAL OF MINUTES: Meeting of November 18, 2008**

#### **B. COMMUNICATIONS**

#### **C. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:** Individuals allowed three minutes, groups in attendance, five minutes. It is the Commission's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Commission from discussing or acting upon any matter not agendized pursuant to State Law.

#### **D. ANNOUNCEMENT OF CONFLICT OF INTEREST**

#### **E. PUBLIC HEARINGS** Note: If you challenge the below actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

##### **1. 405 Cypress Avenue (APN 020-271-310)**

Environmental Determination: Categorical Exemption

Zoning: R-1.

Request for a Use Permit to allow a large family day care operation in a single-family residential zone; per Section 12.84.200 & 12.96.060C.6 of the San Bruno Zoning Ordinance. Tonya Katches (Applicant), Bartholomew Murphy (Owner) **UP-08-021**.

**2. 649 Pepper Drive (APN 020-042-080)**

Environmental Determination: Categorical Exemption

Zoning: R-1.

Request for a Use Permit to allow an addition which increases the gross floor area by greater than 50% (108%), exceeds the .55 floor area guideline (.65), results in the addition of a third story, a third story addition and third story deck which is abutting a property with a side yard greater than ten feet, and a garage that exceeds 600 square feet per Sections 12.200.030.B.1, 12.200.030.B.2, 12.200.030.B.4, 12.200.040.B.1, and 12.200.080.B of the San Bruno Zoning Ordinance. Jerry Kuhel (Applicant), Vince & Rachezle Lopiccolo (Owners) **UP-07-030.**

**3. 33 Atlantic Avenue (APN 014-267-200)**

Environmental Determination: Categorical Exemption

Zoning: R-1.

Request for a Use Permit to allow the construction of a new house with a floor area ratio that exceeds the .55 guideline (.59) per Section 12.200.030.A.1 of the San Bruno Zoning Ordinance. Mary Dunlap (Applicant), Ravi Lal (Owner) **UP-08-017.**

**4. 250 Courtland Drive (APN 019-170-130)**

Environmental Determination: Categorical Exemption

Zoning: R-1.

Request for a Use Permit to construct a wireless telecommunications facility within a residential zoning district per Sections 12.220 and 12.84.160 of the San Bruno Zoning Ordinance. AT&T (Applicant), Cheuk Ng (Owner) **UP-07-011.**

**5. 1900 Skyline Boulevard (SBE 135-41-33)**

Environmental Determination: Categorical Exemption

Zoning: R-1.

Request for a Use Permit to construct a wireless telecommunications facility within a residential zoning district and use permit to exceed the height limits for the district in which it is located up to fifty feet per Sections 12.220 and 12.84.160 of the San Bruno Zoning Ordinance. Verizon Wireless (Applicant), Pacific Gas & Electric (Owner) **UP-08-018.**

**F. NEW BUSINESS**

**1. HOUSING ELEMENT STUDY SESSION**

**G. DISCUSSION**

**1. CITY STAFF DISCUSSION – Select the January 15, 2009 Architectural Review Committee members**

**2. PLANNING COMMISSION DISCUSSION**

**H. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on January 20, 2009 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.